

DATE SUBMITTED: 10/23/92

PERMIT NO. \_\_\_\_\_

FEE \$ 500

*Replot of Mini "Core" Sub*

*can't bring up this address*

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 705 West HARBOUR LAKE SQ. FT. OF BLDG: 1550 ±

SUBDIVISION MEM. CODE at MOUNTAIN HEAD SQ. FT. OF LOT: 5400 ±

FILING # \_\_\_\_\_ BLK # 1 LOT # 1B NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-334-04-096 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER MOUNTAIN HEAD DEVELOPMENT CORP USE OF EXISTING BUILDINGS: N/A

ADDRESS 2488 E. HARBOUR CIRCLE

TELEPHONE: 303-244-0261 DESCRIPTION OF WORK AND INTENDED USE: Residential Construction

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 20 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 5' ONE SIDE CENSUS TRACT: 9 TRAFFIC ZONE: 4

SIDE 1' ONE SIDE PARKING REQ'MT 2

MAXIMUM HEIGHT \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Meyer  
Department Approval  
10/23/92  
Date Approved

MOUNTAIN HEAD DEVELOPMENT CORP  
Applicant Signature  
by JH Studer  
Date  
10/23/92

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)